

Consult your Lawyer before signing this deed — it has important legal consequences.

# Deed

Date

This Deed is made on December 31 19 93 between

Parties

**Grantor**  
Full name(s)  
and post  
office address

CITY OF NEWARK, A MUNICIPAL CORPORATION  
OF THE STATE OF NEW JERSEY  
920 Broad Street  
Newark, New Jersey 07102

Grantor, and

**Grantee**  
Full name(s)  
and post  
office address

K. HOVNANIAN at NEWARK URBAN RENEWAL CORPORATION II, Inc.  
65 Jackson Drive  
Cranford, New Jersey

Received & Recorded  
Register's Office  
Essex County, NJ  
MAY 11, 12:48 PM '94  
Larrie W. Stalks  
B94001564110570487  
Consideration: \$146,857  
\$0.00

(The words "Grantor" and "Grantee" include all Grantors and all Grantees under this Deed.)

Consideration

In return for the payment to the Grantor by the Grantee of One Hundred

Conveyance

Forty Six Thousand Eight Hundred Fifty Seven Dollars (\$146,857.00 \*\*\*\*),  
the Grantor grants and conveys to the Grantee all of the land located in the  
City of Newark County of Essex  
and State of New Jersey, specifically described as follows:

Description  
of Land

All that certain tract or parcel of land and premises,  
hereinafter particularly described, situate, lying and  
being in the City of Newark, County of Essex and State  
of New Jersey, being commonly known and described on  
the Official Tax Map and Tax Duplicate of the City of  
Newark as follows:

Block 403 Lots 1, 3, 4, 5, 7, 8, 9, & 10.  
Block 404 Lots 1, 3 and 34  
Block 405 Lot 18  
Block 406 Lots 4 & 18  
Block 407 Lots 4, 13, 14 & 15  
Block 409 Lots 1, 3, 4, 6, 14 through 20, 22 through 33, 35, 36,  
37, 39 through 46.

KHOV045531

This Deed was prepared by

Ellen Michelle Harris  
Print or type name.

Ellen Michelle Harris  
Signature

# Resolution of the City of Newark, N. J.

NO. ... 7RA(S-2)

Date of Adoption JUL 21 1992

## TITLE

Resolution amending Resolution 7-R-b (S-2), October 21, 1986, designating K. Hovnanian at Newark II, Inc., as Redeveloper and authorizing contract with same for redevelopment of project "University Heights Redevelopment Area".....by amending contract with Redeveloper for sale of certain parcels of land within Sites C & E and authorizing execution of Bargain and Sale Deeds.

Approved as to Form and Legality on Basis of Facts Set Forth

Factual contents certified by

Michelle Miller, Esq.  
Corporation Counsel

John A. [Signature]  
The

Councilman Bradley presents the following Resolution:

WHEREAS, the Municipal Council by Resolution 7RB(S-2) adopted on October 21, 1986, approved a contract with K. Hovnanian at Newark II, Inc. hereinafter "Redeveloper" for the undertaking of a redevelopment project within the area known as "University Heights Redevelopment Area"; and

WHEREAS, the City presently owns approximately 85% of the entire parcel initially scheduled for development (Sites C & E) and the Redeveloper has recognized that benefit of proceeding with the development of this property prior to the City assemblage of entire parcel; and

WHEREAS, the Administration and the Redeveloper desires to amend said Contract; and

WHEREAS, by allowing the Agency to convey and the Redeveloper to accept title to less than the entire site or sites proposed for redevelopment and to amend said contract to provide that the Site C portion of the property to be conveyed to Redeveloper as stated in Section 7.2 of the Contract be and hereby is reconfigured to exclude from same Tax Block 409, Tax Lots 7, 11 and 12 and Tax Block 404, Lots 1, 2, 3, 4, 6, 7, 8 and 9; and further to include in Site C, Tax Block 408, Tax Lots, 37, 39, 41, 43, 45, 47, 49, 50 and 51. Accordingly, the Agency's obligation to acquire parcels within Site C which are currently not owned by the City of Newark is considered to be amended consistent with the foregoing. The Site E portion of the property to be conveyed to Redeveloper as stated in Section 6.2 of the Contract be and hereby is reconfigured to include in same Tax Block 404, Tax Lots 1, 2, 3, 4, 6, 7, 8 and 9; and

WHEREAS, based upon a change of the property to be conveyed to the Redeveloper, the purchase price to be paid by the Redeveloper to the Agency for Sites C & E must be amended to delete those identified in the Contract in paragraphs 3.11 (a), 6.7 and 7.7 and the City's obligation to vacate the street beds within Site C & E be amended in accordance with exhibit A attached to the Contract; and

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KH0V045532

WHEREAS, the Agency and Redeveloper request that the contract be amended to reflect the total number of residential units to be constructed within Sites C & E shall be no greater than 314 residential units and further amended to reflect that the Redeveloper shall also construct recreation facilities and a community building to be used by all homeowners within Sites A, B, C & E; and

WHEREAS, the aforementioned amendments further require that the contract shall be amended by deleting reference to Site "C" containing construction of a commercial retail building for or no less than 50,000 square feet of floor space.

NOW, THEREFORE, BE IT RESOLVED BY THE MUNICIPAL COUNCIL OF THE CITY OF NEWARK, NEW JERSEY, THAT:

1. The Mayor and the Department of Development on behalf of the City of Newark, be and are hereby authorized to enter into the amendment to the Contract with K. Hovnanian at Newark II, Inc., a New Jersey corporation as originally authorized by Resolution 7RB(S-2) 10-21-86, a copy of the amendment attached hereto and made a part hereof. A copy of the executed amendment shall be placed on file in the office of the City Clerk by the Director of the Department of Development.
2. The Director of the Department of Development be and is hereby authorized to execute Bargain and Sale Deed(s) transferring to the Redeveloper title to the properties more specifically identified in the contract referred herein as will allow the most expeditious development of the parcel.
3. The Deeds shall be approved as to form and legality by the Corporation Counsel and attested and acknowledged by the City Clerk.
4. A copy of the executed deed(s) shall be placed on file in the office of the City Clerk by the Director of the Department of Development.
5. All other provisions contained in the contract authorized by Resolution 7Rb(S-2) 10-21-86 shall remain in full force and effect.
6. This Resolution shall take effect immediately.

res-03

CERTIFIED TO BY ME THIS  
24TH DAY OF JULY, 1992

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Do not use spaces below this line

RECORD OF COUNCIL VOTE ON FINAL PASSAGE														
Council Member	AYE	NAY	NV	AB	Council Member	AYE	NAY	NV	AB	Council Member	AYE	NAY	NV	AB
BRANCH	✓	✓			HARRIS			✓		TUCKER	✓	✓		
CARRINO	✓				MARTINEZ	✓	✓			VILLANI	✓			
GRANT			✓		RICE	✓	✓			BRADLEY, P.A.	✓	✓		

— Indicates Vote

AB — Absent

NV — Not Voting

111 21 1002

Adopted at a meeting of the Municipal Council of the City of Newark, N.J., JUL 21 1992

*Donald P. ...*  
President of the Council

*Robert P. Marasco*  
City Clerk

This Resolution adopted must remain in the custody of the City Clerk. Certified copies are available.

KH0V045533